

**APPROVED**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FLORIDA**

**MINUTES**

**January 22, 2009 - 1:30 pm**  
**Seminole County Services Building – Room 1028**  
**1101 East First Street, Sanford, FL**

**I Call to Order**

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:32 p.m. in the Seminole County Services Building, Room 1028, 1101 East First Street, Sanford, Florida.

A few moments of silence was held followed by the Pledge of Allegiance.

**II Pledge of Allegiance**

**III Roll Call**

Members Present: Tom Hagood, Chair  
Bill Fahey, Vice Chair  
Grace Chewning  
Jay Ammon  
Paul Sladek  
Shelley Shaffer  
Dennis Warren

Present & Sworn: John Brooks, Respondent, 05-09-CEB  
Christopher Qualmann, Respondent, 06-17-CEB  
Betty West, Respondent, 08-14-CEB & 08-173-CEB  
Phillip Laws, Respondent, 09-04-CEB  
Joseph DePaulis, Respondent, 08-170-CEB  
Carl Felts, Respondent, 08-18-CEB  
Fredrick Hendry, Respondent, 06-81-CEB & 08-94-CEB  
Vickie Jakubowski, Respondent, 08-96-CEB  
Clayton McKnight, Respondent, 08-115-CEB  
Lokesh Persaud, Respondent, 08-124-CEB  
Oren Gabbai, Respondent, 08-146-CEB  
Catherine Misuraca, Respondent, 08-160-CEB  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Jerry Robertson, Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Joann Tamulonis, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Jason Rucker, Inspector, Seminole County

Others Present: Yvette Brown, Code Enforcement Board Attorney  
Jane Spencer, Clerk to the Code Enforcement Board

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**IV Swearing in of Witnesses**

Anissa Bolton, attorney for foreclosing entity,  
05-09-CEB  
06-17-CEB  
08-184-CEB  
Nicholas Vanhook, attorney for foreclosing entity,  
08-163-CEB

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**V**

**Agenda Update and Approval**

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

**TOM HAGOOD – YES**                      **BILL FAHEY – YES**  
**GRACE CHEWNING – YES**           **PAUL SLADEK – YES**  
**DENNIS WARREN – YES**             **SHELLEY SHAFFER – YES**  
**JAY AMMON – YES**

**MOTION CARRIED 7 – 0.**

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The following cases will not be heard today:

CASE NO. 08-178-CEB  
FRANK & SUSAN SEIBLY  
COMPLIED PRIOR TO HEARING

CASE NO. 09-01-CEB  
GONZALO MANZANO & SARA PADRON  
COMPLIED PRIOR TO HEARING

CASE NO. 09-02-CEB  
MELODIE PATTON & MATTHEW DAVIES  
CONTINUED BY STAFF

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CASE NO. 09-03-CEB  
ED HAUSER  
COMPLIED PRIOR TO HEARING

CASE NO. 09-05-CEB  
DAVID M. CIENER  
CONTINUED BY STAFF

CASE NO. 09-07-CEB  
ZORAIDA C. RAMOS &  
COUNTRYWIDE HOME LOANS  
COMPLIED PRIOR TO HEARING

CASE NO. 09-08-CEB  
RYAN FULTZ &  
DEUTSCHE BANK NATIONAL TRUST  
COMPLIED PRIOR TO HEARING

CASE NO. 09-10-CEB  
ALEXANDER PALACIO &  
375 PARK HOLDINGS, LLC  
CONTINUED BY STAFF

CASE NO. 09-15-CEB  
ALDJIA ARBADJI AND &  
COUNTRYWIDE HOME LOANS, INC.  
COMPLIED PRIOR TO HEARING

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A Resolution of Appreciation from the Board of County Commissioners was read and presented to Mr. Larry Lawver and Mr. Stewart Fritz. The Code Enforcement Board thanked Mr. Lawver and Mr. Fritz for their many years of service. Mr. Frederick Geltz was also recognized.

New Board members, Paul Sladek, Dennis Warren and Shelley Shaffer, were introduced.  
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Case No 05-09-CEB  
John A. and Stephanie Brooks  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation at a different location. The original violation was heard by the Board on January 27, 2005; and an Order was entered giving the Respondents a compliance date of December 31, 2005 which was extended until October 2, 2006.**

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**On April 26, 2007, an Order was entered imposing a lien in the amount of \$16,325.00 which has continued to accrue at \$100.00 per day.**

**An Affidavit of Repeat Violation at a Different Location was filed after reinspection on December 11, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$4,300.00** for 43 days of non-compliance, from December 11, 2008 through and including January 22, 2009, at **\$100.00 per day**; and further order that if the violations continue past February 6, 2009, the fine shall be increased to **\$350.00 per day** for each day the violations continue past or are repeated after February 6, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (g), (j) and (l)

Described as:       1) The accumulation of trash and debris  
                          2) Used/Scrap building materials  
                          3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport

Location:            894 Alberta Street, Longwood (Commission District 4)  
                          Tax Parcel ID # 06-21-30-300-022G-0000 - Different Location

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird stated that this was a repeat violation at a different location, 894 Alberta Street. Officer Hird stated that she first observed the violations on December 11, 2008; and as of her last inspection which was on January 13, 2009, the violations remain.

Officer Hird explained to the Board that they had heard this case last month under another name, Shannon Baird, but that ownership had transferred to John Brooks.

Officer Hird stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$4,300.00 for 43 days of non-compliance and increase the fine to \$350.00 per day if the violations continue or are repeated past February 6, 2009.

John Brooks, Respondent, was present at the hearing and testified on his own behalf. Anissa Bolton, Esquire, was present at the hearing and stated that she was representing the foreclosing bank.

Mr. Brooks requested that Officer Hird be sworn in again using the words, "the truth, the whole truth and nothing but the truth." Tom Hagood informed Mr. Brooks that Officer Hird has already been sworn in.

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Mr. Brooks stated that he was not in control or possession of the property on December 11, 2008, and that he was issued a trespass warrant to stay off the property.

Mr. Hagood asked Mr. Brooks when the deed transferring ownership of the property was recorded. Mr. Brooks stated that the date was December 15, 2008. Mr. Hagood then asked Mr. Brooks when he took possession of the deed. Mr. Brooks stated that the date was December 15, 2008.

Mr. Brooks stated that he was not notified of any of the issues concerning the property until the property was posted on January 12, 2009. Mr. Brooks further stated that he has not seen any evidence as to what constitutes the violations.

Officer Hird stated that the deed was signed in June of 2008 but not recorded until December 15, 2008.

A general discussion was had concerning whether the transfer of property ownership occurs when the document is executed or recorded. Yvette Brown, Code Board Attorney, stated that the Seminole County Property Appraiser data used the date of the execution of the document which occurred in this case in June of 2008.

Officer Hird stated that on December 11, 2008 she, along with a deputy and Ms. Baird, were on the property with Mr. Brooks and made him aware of the violations.

Jay Ammon asked Mr. Brooks what his intentions were concerning correcting the violations on the property. Mr. Brooks responded that there were no violations on the property.

Mr. Brooks stated the he believes that the evidence presented by Officer Hird is false, misleading and untrue.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY DENNIS WARREN, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION NOT N COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
**ON A REPEAT VIOLATION NOT IN COMPLIANCE**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 06-21-30-300-022G-0000) located at 894 Alberta Street, Longwood, located in Seminole County and legally described as follows:

LEG SEC 06 TWP 21S RGE 30E BEG 25 FT N & 825 FT E OF SW COR OF  
NW 1/4 OF SW 1/4 RUN E 170 FT N 621.5 FT W 170 FT S 621.5 FT TO BEG

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This case came on for public hearing before the Code Enforcement Board of Seminole County on January 27, 2005, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (j) and (l).

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondents did not take certain corrective action by December 31, 2005 which was extended until October 2, 2006. An Order Increasing Daily Fine was entered on March 22, 2007 which increased the daily fine to \$100.00. Compliance has not been obtained.

An Affidavit of Repeat Violation at a Different Location has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violations were being repeated at a different location after reinspection on December 11, 2008.

Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated January 27, 2005.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of **\$4,300.00** for 43 days of non-compliance, from December 11, 2008 through and including January 22, 2009 be imposed.

It is further ordered that if the violations continue past February 6, 2009, the fine shall be increased to **\$350.00 per day** for each day the violation continues past or is repeated after February 6, 2009.

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No 06-17-CEB  
Barbara & Christopher Qualmann &  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**This is a repeat violation. The original violation was heard by the Board on February 23, 2006; and an Order was entered giving the Respondents a compliance date of February 27, 2006. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 17, 2006.**

**An Affidavit of Repeat Violation was filed after reinspection on October 7, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 29, 2008.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$20,750.00** for 83 days of non-compliance, from October 7, 2008 through and including December 28, 2008, at **\$250.00 per day**. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3

(o)  
Described as: 1) Swimming pool not enclosed according to Code  
Location: 421 Ruth St., Longwood (Commission District 3)  
Tax Parcel ID # 08-21-29-506-0A00-0130

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis stated that this was a repeat violation; and that as of January 29, 2009, the property was in compliance.

Officer Tamulonis stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$20,750.00 for 83 days of non-compliance.

Christopher Qualmann, Respondent, was present at the hearing and testified on his own behalf. Anissa Bolton, Esquire, was present at the hearing and stated that she was representing Deutsche Bank.

Mr. Qualmann stated that he was not aware of the problems with the fence until November. He stated that the entire section of fence was replaced in October and the gate issue was fixed soon after that.

Mr. Qualmann asked the Board to reduce or waive the fine.

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Jay Ammon asked Officer Tamulonis to estimate how much time she had spent on the case. Officer Tamulonis estimated three hours.

Motion by Grace Chewning, seconded by Bill Fahey, to accept Staff's recommendation but reduce the fine to \$250.00 if paid within ten days.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY BILL FAHEY, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 08-21-29-506-0A00-0130) located at 421 Ruth Street, Longwood, located in Seminole County and legally described as follows:

LEG LOT 13 & BEG SE COR LOT 12 RUN W 228.91 FT N 3 FT N 86  
DEG 55 MIN 53 SEC E 228.03 FT S 4 DEG 31 MIN E 15 FT TO BEG &  
BEG NE COR LOT 14 RUN W 238 FT S 28 FT N 83 DEG 14 MIN 4 SEC  
E 239.93 FT TO BEG BLK A WEST BRANTLEY LAKE ROAD HEIGHTS  
PB 9 PG 2

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 23, 2006, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by February 27, 2006. Compliance was obtained after reinspection on June 17, 2006.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on October 7, 2008.

An Affidavit of Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondents after reinspection on December 29, 2008.

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Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated February 23, 2006.

Therefore, the Board finds that the Respondents were in repeat violation and orders that the fine in the amount of **\$20,750.00** for 83 days of non-compliance **be reduced to \$250.00.**

It is further ordered that the Respondents shall have **10 days** in which to pay the reduced fine of **\$250.00**. If the Respondents do not pay this amount on or before **February 2, 2009**, the fine will revert to the original amount of \$20,750.00.

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 08-14-CEB  
Betty J. West  
Code Enforcement Officer: Pamela Taylor

**This case was continued from the September 25, 2008 meeting per the Board.**

**This is a repeat violation. The original violation was heard by the Board on January 24, 2008; and an Order was entered giving the Respondent a compliance date of March 7, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on March 10, 2008.**

**An Affidavit of Repeat Violation was filed after reinspection on April 8, 2008. An Affidavit of Compliance after Repeat Violation was filed after reinspection on October 9, 2008.**

**This property is presently in compliance concerning these repeat violations.**

**RECOMMENDATION: The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$27,600.00** for 184 days of non-compliance, from April 8, 2008**

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through and including October 8, 2008, at **\$150.00 per day**. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (l) and (p)

Described as:

- 1) The accumulation of trash and debris
- 2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
- 3) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the County

Location: 2090 Dixie Avenue, Sanford (Commission District 5)  
Parcel I. D. # 32-19-31-506-0A00-0130

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Taylor stated that this was a repeat violation that had been continued due to Ms. West's health problems. Officer Taylor stated that the property has been in compliance since October.

Officer Taylor stated that the recommendation would be to find that the Respondent was in repeat violation and impose a fine in the amount of \$27,600.00 for 184 days of non-compliance.

Betty West, Respondent, was present at the hearing and testified on her own behalf. Ms. West stated that she could not afford the fine.

Motion by Jay Ammon, seconded by Grace Chewning, to accept Staff's recommendation but impose no fine.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel I.D. # 32-19-31-506-0A00-0130) located at 2090 Dixie Avenue, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 13 14 + 15 BLK A DIXIE TERRACE PB 8 PG 53

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This case came on for public hearing before the Code Enforcement Board of Seminole County on January 24, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (l) and (p).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by March 7, 2008. Compliance was obtained after reinspection on March 10, 2008.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on April 8, 2008.

An Affidavit of Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on October 9, 2008.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated January 24, 2008.

Therefore, the Board finds that the Respondent was in repeat violation for 184 days of non-compliance, from April 8, 2008 through and including October 8, 2008; and orders that no fine be imposed.

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No. 08-173-CEB  
Betty J. West  
Code Enforcement Officer: Pamela Taylor

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (d) and (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e)

Described as:       1) The accumulation of junk  
                          2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
                          3) Fences not maintained in their original upright condition

Location:           2090 Dixie Avenue, Sanford (Commission District 5)  
                          Tax Parcel ID # 32-19-31-506-0A00-0130

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Taylor stated that as of her last inspection which was on January 21, 2009, the weeds and most of the junk had been removed but the fence still needed repair.

Officer Taylor stated that the recommendation would be to comply by February 5, 2009 with a fine of \$200.00 per day if the violations continue or are repeated past February 5, 2009.

Betty J. West, Respondent, was present at the hearing and testified on her own behalf and requested more time to come into compliance.

Motion by Bill Fahey, seconded by Jay Ammon, to accept Staff's recommendation but with a compliance date of February 28, 2009.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 08-173-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 32-19-31-506-0A00-0130) located at 2090 Dixie Avenue, Sanford, located in Seminole County and legally described as follows:

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LEG LOTS 13 14 + 15 BLK A DIXIE TERRACE  
PB 8 PG 53

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.1349 (e) and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (d) and (h)

It is hereby ordered that the Respondent shall correct the violations on or before February 28, 2009. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) **MAINTAINED FENCE IN ORIGINAL UPRIGHT CONDITION**
- 2) **REMOVE THE ACCUMULATION OF JUNK**
- 3) **REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE**

If the Respondent does not comply with the Order, a fine of \$200.00 per day will be imposed for each day the violations continue or are repeated after compliance past February 28, 2009.

**The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 08-170-CEB  
Joseph F. Depaulis  
Inspector: Jason Rucker

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 2220 Poinsettia Drive, Longwood (Commission District 3)  
Tax Parcel ID # 04-21-29-501-0000-0070

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Rucker read into the record the Florida Building Code pertaining to this matter as well as the definition of "structure." Mr. Rucker stated that as of his last inspection which was on January 12, 2009, the playhouse remained on the property.

Inspector Rucker stated that the recommendation would be to comply by February 23, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past February 23, 2009.

Joseph F. Depaulis, Respondent, was present at the hearing and testified on his own behalf. Mr. Depaulis stated that he tried to correct the violation by applying for a variance from the Board of Adjustment and after being denied, moved the clubhouse. Mr. Depaulis further stated that he did not realize that a building permit was also going to be required.

A general discussion was had concerning what would be necessary to obtain a permit.

Motion by Bill Fahey, seconded by Grace Chewning, to accept Staff's recommendation but with a compliance date of April 30, 2009.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 08-170-CEB, it is determined that the Respondent is:

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- (a) the owner of record of the property (Tax Parcel ID # 04-21-29-501-0000-0070) located at 2220 Poinsettia Drive, Longwood, located in Seminole County and legally described as follows:

LEG LOT 7 LAKE BRANTLEY ISLES AMENDED PLAT PB 9 PG 67

- (b) in possession or control of the property, and
- (c) in violation of Florida Building Code, Section 105.1.

It is hereby ordered that the Respondent shall correct the violation on or before April 30, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

**1) SECURE THE REQUIRED PERMITS OR REMOVE THE UNPERMITTED CONSTRUCTION**

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past April 30, 2009.

**The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 08-184-CEB  
Marlo Spahalski and  
Deutsche Bank Trust Company (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o)  
Described as: 1) Stagnant or foul water within a swimming or wading pool  
2) Swimming pool not secured according to Code  
Location: 2152 Ridge Drive, Winter Park (Commission District 1)  
Parcel I. D. # 33-21-30-502-0D00-0150

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski stated that as of her inspection today, the stagnant water remains in the swimming pool. Officer Wisniewski further stated that there is now a latch on the pool gate but nothing to lock the latch.

Officer Wisniewski stated that the recommendation would be to comply by February 6, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past February 6, 2009.

Marlo Spahalski, Respondent, was not present at the hearing.

Anissa Bolton, attorney for the foreclosing bank, was present and testified on behalf of Deutsche Bank. Ms. Bolton stated that the bank can bring the property into compliance but requested more time.

Jay Ammon asked whether or not the unsecured pool constituted a health, safety and welfare issue. Officer Wisniewski stated that it did.

Motion by Jay Ammon, seconded by Grace Chewning, to accept Staff's recommendation but with a compliance date of January 23, 2009 for the unsecured pool and also declare it to be a health, safety and welfare issue.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 08-184-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 33-21-30-502-0D00-0150) located at 2152 Ridge Drive, Winter Park, located in Seminole County and legally described as follows:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

LEG E 25.48 FT OF LOT 15 BLK D RIDGE HIGH SUBD PB 11 PG 84 &  
33-21-30-501-0G00-0010 LOT 1 (LESS E 8 FT) BLK G RIDGE HIGH 1ST ADD  
PB 11 PG 85

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o).

**It is hereby ordered that Violation (o) constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**

It is hereby ordered that the Respondents shall correct Violation (o), unsecured pool, on or before January 23, 2009. It is further ordered that the Respondents shall correct Violation (n), stagnant water, on or before February 6, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING OR WADING POOL (n)**
- 2) SECURE SWIMMING POOL ACCORDING TO CODE (o)**

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past January 23, 2009 for the unsecured pool and February 6, 2009 for the stagnant water.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 08-18-CEB  
Carl Felts  
Code Enforcement Officer: Joann Tamulonis

**This is a Special Request. The Board heard this case on December 4, 2008 and an Order was entered reducing the \$10,250.00 fine to \$250.00 if paid within 30 days. The fine was not paid within 30 days and reverted back to the original amount. The Respondent is requesting that the Board waive the \$10,250.00 fine.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 2410 Virginia Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 08-21-29-511-0000-0090

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Tamulonis stated that the property was in compliance as of her last inspection.

Carl Felts, Respondent, was present and testified on his own behalf. Due to the fact that he is 100 percent disabled and has a handicapped daughter, Mr. Felts stated that it would be a hardship to pay the reduced fine of \$250.00. Mr. Felts requested that the Board rescind the fine.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY JAY AMMON, THAT THE ORDER RESCINDING FINE BE:**

**ORDER RESCINDING FINE**

The Respondent is the owner of record of the property (Tax Parcel I.D. # 08-21-29-511-0000-0090) located at 2410 Virginia Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 9 FOREST SLOPES PB 11 PG 52

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 4, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance.

Said Order found Respondent in repeat violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Said Order stated that the fine in the amount of \$10,250.00 for 41 days of non-compliance, from October 9, 2008 through and including November 18, 2008, at \$250.00 per day be reduced to \$250.00 if paid within 30 days. This reduced amount was not paid within 30 days.

The Board now orders that the original fine in the amount of \$10,250.00 **be rescinded.**

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No. 06-81-CEB  
Fredrick L. and Annette L. Hendry  
Code Enforcement Officer: Joann Tamulonis

**This is a repeat violation. The original violation was heard by the Board on January 25, 2007; and an Order was entered giving the Respondents a compliance date of February 8, 2007. An Order Finding Compliance and Reducing fine was entered on March 22, 2007. The reduced fine was paid.**

**An Affidavit of Repeat Violation was filed after reinspection on March 18, 2008. An Order was entered finding the Respondent in Repeat Violation and imposing a fine of \$19,200.00 for 192 days of non-compliance. The fine has continued to accrue at \$100.00 per day.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **31,100.00** for 311 days of non-compliance, from March 18, 2008 through and including January 22, 2009; and the fine shall continue to accrue at **\$100.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g) and (j).  
Described as: 1) The accumulation of trash and debris.  
2) Used and/or scrap building materials on property.  
Location: 3952 Mc Neil Road, Apopka (Commission District 3)  
Tax Parcel ID # 17-21-29-5BG-0000-050A

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Tamulonis stated that Mr. Hendry had notified her this morning that a permit had been obtained. Officer Tamulonis requested a continuance to give her an opportunity to reinspect the property to determine whether or not the property is now in compliance.

Fredrick Hendry, Respondent, was present at the hearing and testified on his own behalf.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY BILL FAHEY, TO CONTINUE THIS CASE UNTIL FEBRUARY 26, 2009.**

|                             |                              |
|-----------------------------|------------------------------|
| <b>TOM HAGOOD – YES</b>     | <b>BILL FAHEY – YES</b>      |
| <b>GRACE CHEWNING – YES</b> | <b>PAUL SLADEK – YES</b>     |
| <b>DENNIS WARREN – YES</b>  | <b>SHELLEY SHAFFER – YES</b> |
| <b>JAY AMMON – YES</b>      |                              |

**MOTION CARRIED 7 – 0.**

-----  
Case No. 08-94-CEB  
Fredrick L. and Annette L. Hendry and  
The Bank of New York Trust Company (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on December 4, 2008 and continued the case until January 22, 2009.**

**This case was originally heard by the Board on August 28, 2008; and an Order was entered giving the Respondents a compliance date of September 19, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 22, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 7, 2009.**

**This property is presently in compliance.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$16,350.00** for 109 days of non-compliance, from September 20, 2008 through and including January 6, 2009, at \$150.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure  
Location: 3952 McNeil Road, Apopka (Commission District 5)  
Tax Parcel ID # 17-21-29-5BG-0000-050A

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County stating that she was requesting a lien. Officer Tamulonis stated that the property is in compliance.

Fredrick Hendry, Respondent, was present at the hearing and testified on his own behalf. Mr. Hendry requested that the Board reduce or waive the fine.

Grace Chewning asked Officer Tamulonis to estimate how much time she had spent on the case. Officer Tamulonis estimated three hours.

Motion by Jay Ammon, seconded by Grace Chewning, to accept Staff's recommendation but to reduce the fine to \$163.00 if paid within 30 days.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT THE ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN BE:**

**ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 17-21-29-5BG-0000-050A) located at 3952 McNeil Road, Apopka, located in Seminole County and legally described as follows:

BEG 464.07 FT E OF NW COR RUN E 200.52 FT S  
188.7 FT W 137.14 FT N 54 DEG 43 MIN 58 SEC W  
78.08 FT N 146.53 TO BEG MC NEILS ORANGE VILLA  
PB 2 PG 99

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 28, 2008, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by September 19, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on September 22, 2008.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on January 7, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated August 28, 2008, the Board orders that a **lien** in the amount of **\$16,350.00** for 109 days of non-compliance at \$150.00 per day, from September 20, 2008 through and including January 6, 2009, **be reduced to \$163.00**.

It is further ordered that the Respondents shall have **30 days** in which to pay the reduced fine of **\$163.00**. If the Respondents do not pay this amount on or before **February 20, 2009**, the fine will revert to the original amount of **\$16,350.00** and shall constitute a lien upon any real or personal property owned by the Respondents.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 08-96-CEB  
Michael & Vickie Jakubowski &  
Washington Mutual Bank (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on September 25, 2008 and continued the case until December 4, 2008. On December 4, 2008, the Board tabled the case until January 22, 2009.**

**This case was originally heard by the Board on June 26, 2008; and an Order was entered giving the Respondents a compliance date of July 7, 2008 for the unsecured pool and July 27, 2008 for the remaining violations. Affidavits of Partial Compliance and Affidavits of Non-Compliance were filed by the Code Enforcement Officer after reinspection on July 9, 2008 and July 28, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after receiving evidence on September 25, 2008 concerning Violations 1, 2 and 3.**

**This property is NOT in compliance at this time for Violation 5, unsecured pool.**

**RECOMMENDATION:** The Board issue an Order constituting **two liens**, the **first lien** in the amount of **\$14,750.00** for 59 days of non-compliance, from July 28, 2008 through and including September 24, 2008, at \$250.00 per day for **Violations 1, 2 and 3** and a **second lien** in the amount of **\$49,750.00** for 199 days of non-compliance, from July 8, 2008 through and including January 22, 2009, at \$250.00 per day for **Violation 5**; and the fine shall continue to accrue at \$250.00 per day for Violation 5 until compliance is obtained. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (j), (n) and (o) and Seminole County Land Development Code Part 70, Chapter 30, Section 30.1350

Described as:

- 1) The accumulation of trash and debris
- 2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure
- 3) Used/scrap building materials
- 4) Stagnant or foul water in a swimming or wading pool
- 5) Swimming pool not secured according to code
- 6) Parking a truck with a rated load limit of more than 2 tons or having more than 2 axles is not a permitted use on a R-1AA zoned lot or parcel

Location: 523 Eden Park Road, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 17-21-29-5BG-0000-0570

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Since all of the violations except the unsecured pool

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

have been corrected, Officer Tamulonis requested a continuance of one more month to obtain total compliance.

Tom Hagood inquired as to the nature of the unsecured pool and a discussion ensued.

Vickie Jakubowski, Respondent, was present at the hearing and testified on her own behalf.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, TO CONTINUE THIS CASE UNTIL FEBRUARY 26, 2009.**

|                             |                              |
|-----------------------------|------------------------------|
| <b>TOM HAGOOD – YES</b>     | <b>BILL FAHEY – YES</b>      |
| <b>GRACE CHEWNING – YES</b> | <b>PAUL SLADEK – YES</b>     |
| <b>DENNIS WARREN – YES</b>  | <b>SHELLEY SHAFFER – YES</b> |
| <b>JAY AMMON – YES</b>      |                              |

**MOTION CARRIED 7 – 0.**

.....  
A brief recess was taken.  
.....

Case No. 08-115-CEB  
Clayton E. and Jacqueline McKnight  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on December 4, 2008 and continued the case until January 22, 2009.**

**This case was originally heard by the Board on August 28, 2008; and an Order was entered giving the Respondents a compliance date of October 16, 2008. Affidavits of Partial Compliance and Non-Compliance were filed by the Code Enforcement Officer after reinspection on October 20, 2008.**

**This property is NOT in compliance at this time for Violation 4, outside storage.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$124,500.00** for 98 days of non-compliance, from October 17, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
3) Used/scrap building materials  
4) Outside storage which is not a customary use of the property zoned R-1  
Location: 774 Hillview Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 21-21-29-501-0000-1530

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Tamulonis updated that Board regarding the progress in this case. Due to the difficulty that Officer Tamulonis and Mr. McKnight have had in contacting each other to schedule appointments for reinspection, Officer Tamulonis requested a continuance of one month to have an opportunity to reinspect the property.

Clayton McKnight, Respondent, was present at the hearing and testified on his own behalf.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY PAUL SLADEK, TO CONTINUE THIS CASE UNTIL FEBRUARY 26, 2009.**

|                             |                              |
|-----------------------------|------------------------------|
| <b>TOM HAGOOD – YES</b>     | <b>BILL FAHEY – YES</b>      |
| <b>GRACE CHEWNING – YES</b> | <b>PAUL SLADEK – YES</b>     |
| <b>DENNIS WARREN – YES</b>  | <b>SHELLEY SHAFFER – YES</b> |
| <b>JAY AMMON – YES</b>      |                              |

**MOTION CARRIED 7 – 0.**

.....  
Case No. 08-124-CEB  
Lokesh S. and Dianne Persaud  
Inspector: Jason Rucker

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondents a compliance date of November 28, 2008. An Affidavit of Non-Compliance was filed by the Inspector after reinspection on December 16, 2008.**

**This property is NOT in compliance at this time.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$13,750.00** for 55 days of non-compliance, from November 29, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 2820 Beardall Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 04-20-31-300-0350-0000

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County. Mr. Rucker stated Mr. Persaud came into the Building Department and applied for two out of the three permits that need to be issued to come into compliance.

Lokesh Persaud, Respondent, was present at the hearing and testified on his own behalf. Mr. Persaud requested more time to come into compliance.

A general discussion was had concerning the nature of the violation.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, TO CONTINUE THIS CASE UNTIL MARCH 26, 2009.**

|                             |                              |
|-----------------------------|------------------------------|
| <b>TOM HAGOOD – YES</b>     | <b>BILL FAHEY – YES</b>      |
| <b>GRACE CHEWNING – YES</b> | <b>PAUL SLADEK – YES</b>     |
| <b>DENNIS WARREN – YES</b>  | <b>SHELLEY SHAFFER – YES</b> |
| <b>JAY AMMON – YES</b>      |                              |

**MOTION CARRIED 7 – 0.**

-----  
Case No. 08-146-CEB  
Colony at Chase Grove, LLC  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondent a compliance date of October 13, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 14, 2008.**

**This property is NOT in compliance at this time.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$25,250.00** for 101 days of non-compliance, from October 14, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 115 Lake Blvd. S, Sanford (Commission District 5)  
Tax Parcel ID # 03-20-30-501-0300-0000

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Taylor stated that the property was not in compliance.

Oren Gabbai, Respondent, was present at the hearing and testified on his own behalf. Mr. Gabbai stated that in trying to bring the property into compliance, the structure has been damaged. Mr. Gabbai further stated that he is in the process of demolishing the building and will be in compliance by next week.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY DENNIS WARREN, TO CONTINUE THIS CASE UNTIL FEBRUARY 26, 2009.**

|                             |                              |
|-----------------------------|------------------------------|
| <b>TOM HAGOOD – YES</b>     | <b>BILL FAHEY – YES</b>      |
| <b>GRACE CHEWNING – YES</b> | <b>PAUL SLADEK – YES</b>     |
| <b>DENNIS WARREN – YES</b>  | <b>SHELLEY SHAFFER – YES</b> |
| <b>JAY AMMON – YES</b>      |                              |

**MOTION CARRIED 7 – 0.**

.....  
Case No. 08-160-CEB  
Catherine J. and Dennis Misuraca and  
U.S. Bank, N.A. (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 6, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 7, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$19,250.00** for 77 days of non-compliance, from November 7, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (l) and (p)

Described as: 1) The accumulation of trash and debris  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
3) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county

Location: 2550 Narcissus Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 22-19-30-5AD-0000-012B

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Taylor stated that she had been on the property yesterday and that there was one vehicle that would not start. Officer Taylor further stated that Mr. Misuraca had requested more time to come into compliance and that she had no problem with that request.

Catherine Misuraca, Respondent, was present at the hearing and testified on her own behalf. Ms. Misuraca clarified that except for one car, everything else was in compliance. Officer Taylor agreed with this statement. Mrs. Misuraca requested additional time to come into compliance.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, TO CONTINUE THIS CASE UNTIL FEBRUARY 26, 2009.**

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 08-163-CEB  
Beth A. Young and  
Countrywide Home Loans (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 30, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on December 2, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 6, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$5,400.00** for 36 days of non-compliance, from December 1, 2008 through and including January 5, 2009, at \$150.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (n)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
2) Stagnant or foul water in a swimming or wading pool  
Location: 1718 Markham Glen Circle, Longwood (Commission District 5)  
Tax Parcel ID # 23-20-29-507-0000-0070

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Leigh stated that the property was in compliance and that Staff did not oppose a reduction of the fine.

Beth A. Young, Respondent, was not present at the hearing. Nicholas Vanhook, Esquire, was present at the hearing and testified on behalf of Countrywide Home Loans.

Tom Hagood asked Mr. Vanhook if the bank intended on maintaining the property and keeping it in compliance.

Mr. Vanhook stated that that was their intent and further stated that the bank had tried to bring the property into compliance sooner but had encountered difficulties. Mr. Vanhook requested that the Board rescind the fine.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY SHELLEY SHAFFER, THAT THE ORDER FINDING COMPLIANCE AND RESCINDING FINE BE:**

**ORDER FINDING COMPLIANCE AND RESCINDING FINE**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 23-20-29-507-0000-0070) located at 1718 Markham Glen Circle, Longwood, located in Seminole County and legally described as follows:

LEG LOT 7 MARKHAM GLEN PB 32 PGS 18 & 19

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 23, 2008, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (n).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by November 30, 2008

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on December 2, 2008.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on January 6, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated October 23, 2008, the Board orders that a lien in the amount of \$5,400.00 for 36 days of non-compliance at \$150.00 per day, from December 1, 2008 through and including January 5, 2009, **be rescinded**.

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 06-74-CEB  
Romero Leader and Mayard Phebe  
Code Enforcement Officer: Dorothy Hird

**This is a second repeat violation. The original violation was heard by the Board on September 28, 2006; and an Order was entered giving the Respondents a compliance date of October 13, 2006. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on October 23, 2006.**

**An Affidavit of Repeat Violation was filed after reinspection on April 18, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 16, 2008. On June 26, 2008, an Order was entered imposing a \$100.00 fine which remains unpaid.**

**A second Affidavit of Repeat Violation was filed after reinspection on October 31, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$10,500.00 for 84 days of non-compliance**, from October 31, 2008 through and including **January 22, 2009 at \$125.00 per day**; and further order that if the violation continues past January 22, 2009, the fine shall be increased to **\$200.00 per day** for each day the violation continues past or is repeated after January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 137 Hattaway Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 14-21-29-5BF-0000-0300

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that this was a repeat violation. Officer Hird further stated that as of her last inspection which was today, the uncultivated vegetation remained on the property

Officer Hird stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$10,500.00 for 84 days of non-compliance and increase the fine to \$200.00 per day if the violation continues or is repeated past January 22, 2009.

Romero Leader and Mayard Phebe, Respondents, were not present at the hearing.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION NOT IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION NOT IN COMPLIANCE**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 14-21-29-5BF-0000-0300) located at 137 Hattaway Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 30 ORIENTA GARDENS  
PB 8 PG 90

This case came on for public hearing before the Code Enforcement Board of Seminole County on September 28, 2006, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondents did not take certain corrective action by October 13, 2006. Compliance was obtained after reinspection on October 23, 2006.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on October 31, 2008.

Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated September 28, 2006.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of **\$10,500.00** for 84 days of non-compliance, from October 31, 2008 through and including January 22, 2009 be imposed.

It is further ordered that if the violation continues past January 22, 2009, the fine shall be increased to **\$200.00 per day** for each day the violation continues past or is repeated after January 22, 2009.

The Order shall be recorded in the official land records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No. 08-07-CEB  
Betty Lamar  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The original violation was heard by the Board on January 24, 2008; and an Order was entered giving the Respondent a compliance date of February 8, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on April 3, 2008. An Order was entered rescinding the \$4,050.00 fine on April 17, 2008.**

**An Affidavit of Repeat Violation was filed after reinspection on November 5, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$5,925.00 for 79 days of non-compliance**, from November 5, 2008 through and including **January 22, 2009 at \$75.00 per day**; and further order that if the violations continue past January 22, 2009, the fine shall be increased to **\$100.00 per day** for each day the violations continue past or are repeated after January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l)  
Described as: 1) The accumulation of trash and debris  
2) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 100 Spring Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 12-21-29-5BD-1300-0090

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird stated that this was a repeat violation. Officer Hird further stated that the property was in compliance as of her inspection this morning.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Officer Hird stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$5,925.00 for 79 days of non-compliance and increase the fine to \$100.00 per day if the violations are repeated past January 22, 2009.

Betty Lamar, Respondent, was not present at the hearing.

A general discussion was had concerning why the Respondent had not contacted the Code Officer when she came into compliance and why the Respondent was not present at the meeting.

Grace Chewning asked Officer Hird to estimate how much time she had spent on the case. Officer Hird estimated one hour.

Motion by Jay Ammon, seconded by Grace Chewning, to accept Staff's recommendation but reduce the fine to \$100.00 if paid within 30 days.

A discussion was had concerning how long it would take to notify Ms. Lamar of the Board's decision

Jay Ammon amended his motion to reduce the fine to \$100.00 if paid within 60 days. Ms. Chewning agreed to the amendment

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
**ON A REPEAT VIOLATION IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel I.D. # 12-21-29-5BD-1300-0090) located at 100 Spring Street, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOTS 9 + 10 BLK 13 SANLANDO PB 3 PG 66

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 24, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondent did not take certain corrective action by February 8, 2009. Compliance was obtained after reinspection on April 3, 2008.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on November 5, 2008. Pursuant to testimony, Respondent was found to be in compliance at the time of the January 22, 2009 hearing.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated January 24, 2008.

Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of **\$5,925.00** for 79 days of non-compliance **be reduced to \$100.00**.

It is further ordered that the Respondent shall have **60 days** in which to pay the reduced fine of **\$100.00**. If the Respondent does not pay this amount on or before **March 22, 2009**, the fine will revert to the original amount of **\$5,925.00**.

The Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No. 09-04-CEB  
Phillip A. Laws and Pearl E. Laws, Heirs  
Code Enforcement Officer: Jerry Robertson

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and (p)

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Described as:      1) The accumulation of trash and debris  
                          2) Uncultivated vegetation in excess of 24" in height and located  
                          within 75' from any structure  
                          3) Any other objectionable, unsightly, or unsanitary matter,  
                          substance, or material tending by its existence and/or  
                          accumulation to endanger or adversely affect the health, safety,  
                          lives, and/or welfare of the citizens of the county

Location:            241 Overlook Drive, Chuluota (Commission District 1)  
                          Tax Parcel ID # 22-21-32-5UI-0200-0070

Jerry Robertson, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Robertson stated that as of his last inspection which was today, all of the violations remained.

Officer Robertson stated that the recommendation would be to comply by February 4, 2009 with a fine of \$100.00 per day if the violations continue or are repeated past February 4, 2009.

Phillip Laws, Respondent, was present at the hearing and testified on his own behalf. Mr. Laws stated that it should not be a problem to come into compliance.

When asked by Tom Hagood if he understood the violations, Mr. Laws asked if the violation included two or three trees. Officer Robertson stated that the violation included the two dead trees.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY PAUL SLADEK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-04-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 22-21-32-5UI-0200-0070) located at 241 Overlook Drive, Chuluota, located in Seminole County and legally described as follows:

LEG SEC 22 TWP 21S RGE 32E LOT 7  
BLK 2 UNRECD PLAT CHULA VISTA

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and (p).

It is hereby ordered that the Respondents shall correct the violations on or before February 4, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS
- 2) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE
- 3) REMOVE ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER, SUBSTANCE, OR MATERIAL TENDING BY ITS EXISTENCE AND/OR ACCUMULATION TO ENDANGER OR ADVERSELY AFFECT THE HEALTH, SAFETY, LIVES, AND/OR WELFARE OF THE CITIZENS OF THE COUNTY (TWO DEAD PINE TREES)

If the Respondents do not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violations continue or are repeated after compliance past February 4, 2009.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 09-06-CEB  
Aleco T. Lawton and  
Deutsche Bank (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 1125 Howell Creek Drive, Winter Springs (Commission District 1)  
Tax Parcel ID # 13-21-30-502-0G00-0040

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Wisniewski stated that as of her last inspection which was January 21, 2009, the uncultivated vegetation remained on the property. Officer Wisniewski further stated that the property was vacant and in foreclosure.

Officer Wisniewski stated that the recommendation would be to comply by February 6, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past February 6, 2009.

Aleco T. Lawton, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-06-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 13-21-30-502-0G00-0040) located at 1125 Howell Creek Drive, Winter Springs, located in Seminole County and legally described as follows:

LEG LOT 4 BLK G WINTER SPRINGS PB 15 PG 82

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

It is hereby ordered that the Respondents shall correct the violation on or before February 6, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

**1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 6, 2009.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-09-CEB  
Lavictor and Latonya Pelt and  
U.S. Bank National Association (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 2737 Teak Place, Lake Mary (Commission District 5)  
Tax Parcel ID # 03-20-30-5PZ-0000-0800

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Taylor stated that as of her last inspection, the uncultivated vegetation remained on the property.

Officer Taylor stated that the recommendation would be to comply by February 5, 2009 with a fine of \$150.00 per day if the violation continues or is repeated past February 5, 2009.

Lavictor and Latonya Pelt, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY BILL FAHEY, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-09-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 03-20-30-5PZ-0000-0800) located at 2737 Teak Place, Lake Mary, located in Seminole County and legally described as follows:

LOT 80 THE COVE PH 2 PB 58 PGS 73 - 78

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

It is hereby ordered that the Respondents shall correct the violation on or before February 5, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

**1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of \$150.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 5, 2009.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine**

**imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-11-CEB  
Matthew and Deborah A. Mahoney and  
Bank of New York (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (j), (m), (n) and Seminole County Land Development Code, Chapter 30, Part 70, Section 30.1349 (e)

- Described as:
- 1) The accumulation of trash and debris
  - 2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
  - 3) Used/scrap building materials
  - 4) Junked or abandoned boat not kept within an enclosed garage or an attached carport
  - 5) Stagnant or foul water in a swimming pool
  - 6) Fence not maintained in its original upright condition

Location: 196 Morning Glory Drive, Lake Mary (Commission District 4)  
Tax Parcel ID # 18-20-30-502-0A00-0250

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Leigh stated that as of her last inspection which was January 21, 2009, all of the violations remained on the property.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Officer Leigh stated that the recommendation would be to comply by February 16, 2009 with a fine of \$200.00 per day if the violations continue or are repeated past February 16, 2009.

Matthew and Deborah A. Mahoney, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-11-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 18-20-30-502-0A00-0250) located at 196 Morning Glory Drive, Lake Mary, located in Seminole County and legally described as follows:

LEG LOT 25 BLK A GREENWOOD LAKES UNIT 2 PB 22 PGS 2 & 3

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (j), (m) and (n) and Seminole County Land Development Code, Chapter 30, Part 70, Section 30.1349 (e).

It is hereby ordered that the Respondents shall correct the violations on or before February 16, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**
- 2) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT & LOCATED WITHIN 75' FROM ANY STRUCTURE**
- 3) REMOVE USED/SCRAP BUILDING MATERIALS**
- 4) REPAIR OR REMOVE ANY JUNKED, DISMANTLED OR ABANDONED BOAT OR PLACE BOAT(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT**
- 5) REMOVE STAGNANT OR FOUL WATER WITHIN A SWIMMING OR WADING POOL**
- 6) REMOVE OR REPAIR FENCE**

If the Respondents do not comply with the Order, a fine of \$200.00 per day will be imposed for each day the violations continue or are repeated after compliance past February 16, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-12-CEB  
Ryan A. Gilbert and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 3905 Anna Drive, Apopka (Commission District 3)  
Parcel I. D. # 17-21-29-512-0000-0260

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis stated that as of her last inspection which was January 12, 2009, the uncultivated vegetation remained on the property.

Officer Tamulonis stated that the recommendation would be to comply by February 12, 2009 with a fine of \$100.00 per day if the violation continues or is repeated past February 12, 2009.

Ryan A. Gilbert, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY PAUL SLADEK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-12-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 17-21-29-512-0000-0260) located at 3905 Anna Drive, Apopka, located in Seminole County and legally described as follows:

LEG LOT 26 BEAR LAKE HILLS  
PB 13 PG 37

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

It is hereby ordered that the Respondents shall correct the violation on or before February 12, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

**1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 12, 2009.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-13-CEB  
Timothy Nichols and  
Countrywide Home Loans, Inc. (lis pendens)  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in  
Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24” in height and located  
within 75’ from any structure  
Location: 140 N. Lakewood Circle, Maitland (Commission District 4)  
Parcel I. D. # 19-21-30-513-0B00-0040

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that as of her last inspection, the uncultivated vegetation had been removed from the property. Officer Hird stated that this is a recurring violation.

Because this is a recurring violation, Officer Hird recommended that the Board issue an Order finding Respondent was in violation, is now in compliance and impose a fine of \$100.00 for each day the violation is repeated past January 22, 2009.

Ryan A. Gilbert, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **January 22, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

- 1) Proper notice was given to the Respondents.
- 2) The Respondents are the owners of record of the property (Tax Parcel ID # 19-21-30-513-0B00-0040) located at 140 North Lakewood Circle, Maitland, located in Seminole County and legally described as follows:

LEG LOT 4 BLK B LAKEWOOD SHORES  
PB 10 PG 52

- 3) The Respondents were in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).
- 4) The Respondents corrected the violation on or before January 22, 2009.
- 5) This violation constitutes a recurring violation

Based upon these findings the Board does hereby order as follows:

- 1) Violation did exist and was corrected prior to the hearing in this matter.
- 2) Respondents shall refrain from repeating the violation. **In the event Respondents repeat the violation after January 22, 2009, a fine of \$100.00 per day will accrue for each day the violation recurs after January 22, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-14-CEB  
Fleda Mihelic and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Jerry Robertson

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 1319 Cochran Road, Geneva (Commission District 2)  
Parcel I. D. # 20-20-32-301-001D-0000

Jerry Robertson, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Robertson stated that as of his last inspection, the uncultivated vegetation remained on the property. Officer Robertson further stated that the house was vacant, in foreclosure and that Ms. Mihelic had been evicted.

Officer Robertson stated that the recommendation would be to comply by February 4, 2009 with a fine of \$100.00 per day if the violation continues or is repeated past February 4, 2009.

Fleda Mihelic, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-14-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-20-32-301-001D-0000) located at 1319 Cochran Road, Geneva, located in Seminole County and legally described as follows:

SEC 20 TWP 20S RGE 32E BEG 280.36 FT E & 313.21 FT S 57  
DEG 10 MIN 7 SEC E OF NW COR OF E 1/4 OF NW 1/4 OF NE 1/4  
RUN S 57 DEG 10 MIN 7 SEC E 21.19 FT SELY ON CURVE 213.28  
FT N 71 DEG 47 MIN 13 SEC E 349.50 FT NELY ON CURVE 84.78  
FT S 462.10 FT W 97.16 FT S 235.15 FT N 79 DEG 25 MIN 39 SEC  
W 546.89 FT N 503.88 FT TO BEG (LESS RD)

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

It is hereby ordered that the Respondents shall correct the violation on or before February 4, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

**1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 4, 2009.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 09-16-CEB  
Othel H. and Mary Sullivan  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 1329 Franklin Street, Altamonte Springs (Commission District 4)  
Parcel I. D. # 12-21-29-5BD-3100-0310

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that as of her last inspection which was January 12, 2009, the uncultivated vegetation had been removed from the property. Officer Hird stated that this is a recurring violation.

Because this is a recurring violation, Officer Hird recommended that the Board issue an Order finding Respondents were in violation, are now in compliance and impose a fine of \$100.00 for each day the violation is repeated past January 22, 2009.

Othel H. and Mary Sullivan, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **January 22, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondents.
- 2) The Respondents are the owners of record of the property (Tax Parcel ID # 12-21-29-5BD-3100-0310) located at 1329 Franklin Street, Altamonte Springs, located in Seminole County and legally described as follows:

LEG E 1/2 OF LOT 31 + LOTS 32 33 + 34 BLK 31 SANLANDO  
PB 3 PG 66

- 3) The Respondents were in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).
- 4) The Respondents corrected the violation on or before January 22, 2009.
- 5) This violation constitutes a recurring violation.

Based upon these findings the Board does hereby order as follows:

- 1) Violation did exist and was corrected prior to the hearing in this matter.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

- 2) Respondents shall refrain from repeating the violation. **In the event Respondents repeat the violation after January 22, 2009, a fine of \$100.00 per day will accrue for each day the violation recurs after January 22, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 08-174-CEB  
James A. and Betty J. Houtenville  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123 and 30.124 and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l)  
Described as: 1) Auto repairs are not permitted use in A-1 zone  
2) Business is not a permitted use in A-1 zone  
3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 5500 Howell Branch Road, Winter Park (Commission District 1)  
Tax Parcel ID # 35-21-30-300-010B-0000

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski stated that as of her last inspection which was January 16, 2009, the auto business had ceased and the property is now in compliance. Officer Wisniewski further stated that this is a recurring violation.

Because this is a recurring violation, Officer Wisniewski recommended that the Board issue an Order finding Respondents were in violation, are now in compliance and impose a fine of \$250.00 for each day the violations are repeated past January 22, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

James A. and Betty J. Houtenville, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **January 22, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondents.
- 2) The Respondents are the owners of record of the property (Tax Parcel ID # 35-21-30-300-010B-0000) located at 5500 Howell Branch Rd, Winter Park, located in Seminole County and legally described as follows:

SEC 35 TWP 21S RGE 30E W 550 FT OF  
S 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4

- 3) The Respondents were in violation of Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123 and 30.124 and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l).
- 4) The Respondents corrected the violation on or before January 22, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violations did exist and were corrected prior to the hearing in this matter.
- 2) Respondents shall refrain from repeating the violations. **In the event Respondents repeat the violations after January 22, 2009, a fine of \$100.00 per day will accrue for each day the violations recur after January 22, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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Case No. 08-187-CEB  
Phillip L. Paul and  
Deutsche Bank National Trust Company  
Senior Code Enforcement Officer: Deborah Leigh

**This is a Special Request. The Board heard this case on December 4, 2008 and an Order was entered giving the Respondents a compliance date of January 5, 2009. The Respondents are requesting an extension of the compliance date.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g) and (h)  
Described as: 1) Unusable or abandoned furniture  
2) The accumulation of trash and debris  
3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 295 Gary Boulevard, Longwood (Commission District 4)  
Parcel I. D. # 20-20-30-501-0000-0020

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Leigh stated that because there is a pending short sale on this foreclosure property, a two-month extension of the compliance date was being requested.

Phillip L. Paul, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, THAT THE ORDER EXTENDING COMPLIANCE DATE BE:**

**ORDER EXTENDING COMPLIANCE DATE**

The Seminole County Code Enforcement Board hereby issues this Order Extending Compliance Date and finds as follows:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

- (a) The Respondents are the owners of record of the property (Tax Parcel I.D. # 20-20-30-501-0000-0020) located at 295 Gary Boulevard, Longwood, located in Seminole County and legally described as follows:

LEG E 5 FT OF LOT 1 & ALL LOT 2 BLK O LONGWOOD PARK  
PB 11 PG 9 & 20-20-30-300-018B-0000 SEC 20 TWP 20S RGE  
30E BEG SE COR LOT 2 BLK O LONGWOOD PARK RUN W  
70 FT S TO N LI HENSONS ACRES E 70 FT N TO BEG

- (b) that the Respondents hereby request the Board grant an extension to the current compliance date of **January 5, 2009**.

It is hereby ordered that the Respondents' compliance date of **January 5, 2009** be extended to **March 19, 2009**.

The Respondents must contact the Code Enforcement Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the public records of Seminole County, Florida.

**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....  
**AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY JAY AMMON, SECONDED BY PAUL SLADEK, TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:**

Case No. 08-134-CEB  
702 Brentwood Avenue Altamonte Springs FL 32701 Trust  
Code Enforcement Officer: Dorothy Hird

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondent a compliance date of October 30, 2008. An**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 31, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$8,400.00** for 84 days of non-compliance, from October 31, 2008 through and including January 22, 2009, at \$100.00 per day; and the fine shall continue to accrue at **\$100.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and (p)

Described as:

- 1) The accumulation of trash and debris
- 2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure
- 3) Any other objectionable, unsightly or unsanitary matter, substance or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the Citizens of the County

Location: 702 Brentwood Ave., Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-504-0000-0370

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel I.D. # 07-21-30-504-0000-0370) located at 702 Brentwood Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 37 ORANGE ESTATES  
PB 16 PG 56

This case came on for public hearing before the Code Enforcement Board of Seminole County on September 25, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h) and (p).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by October 30, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on October 31, 2008.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated September 25, 2008, the Board orders that a **lien** in the amount of **\$8,400.00** for 84 days of non-compliance at \$100.00 per day, from October 31, 2008 through and including January 22, 2009, be imposed; and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past January 22, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exist and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 22nd day of January, 2009, in Seminole County, Florida.

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Case No. 08-161-CEB  
Despot Bojadzijeve &  
Kimberly Cappolla (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 6, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 7, 2008. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$19,250.00** for 77 days of non-compliance, from November 7, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) & (h)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 98 Melton Drive, Winter Springs (Commission District 5)  
Tax Parcel ID # 33-20-30-509-0000-0070

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents is the owner of record of the property (Tax Parcel I.D. # 33-20-30-509-0000-0070) located at 98 Melton Drive, Winter Springs, located in Seminole County and legally described as follows:

LEG LOT 7 WILLIAMSON HEIGHTS  
PB 12 PG 36

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 23, 2008, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by November 6, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on November 7, 2008.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated October 23, 2008, the Board orders that a **lien** in the amount of **\$19,250.00** for 77 days of non-compliance at \$250.00 per day, from November 7, 2008 through and including January 22, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past January 22, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22nd day of January, 2009, in Seminole County, Florida.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Case No. 08-162-CEB  
Mildred Marrero and Giselle Marrero and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Jerry Robertson

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 12, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 12, 2008.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$7,100.00** for 71 days of non-compliance, from November 12, 2008 through and including January 22, 2009, at \$100.00 per day; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height  
and located within 75' from any structure  
Location: 2244 Sunnyview Drive, Oviedo (Commission District 1)  
Tax Parcel ID # 27-21-31-503-0000-0090

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents is the owner of record of the property (Tax Parcel I.D. # 27-21-31-503-0000-0090) located at 2244 Sunny View Drive, Oviedo, located in Seminole County and legally described as follows:

LEG LOT 9 SUNNY SLOPES  
PB 11 PG 13

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 23, 2008, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondents did not take certain corrective action by November 12, 2008.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on November 12, 2008.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated October 23, 2008, the Board orders that a **lien** in the amount of **\$7,100.00** for 71 days of non-compliance at \$100.00 per day, from November 13, 2008 through and including January 22, 2009, be imposed; and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past January 22, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22nd day of January, 2009, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

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**VII Approval of the minutes from the meeting of December 4, 2008**

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, TO APPROVE THE MINUTES FROM THE MEETING OF DECEMBER 4, 2008.**

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
DENNIS WARREN – YES  
JAY AMMON – YES**

**BILL FAHEY – YES  
PAUL SLADEK – YES  
SHELLEY SHAFFER – YES**

**MOTION CARRIED 7 – 0.**

.....  
**VIII Confirmation date of next meeting: February 26, 2009**

**IX Old Business –**

None

**X New Business –**

Bill Fahey asked the Code Enforcement Officers if the foreclosing bank is notified of the ongoing code case. A discussion ensued concerning how and when the foreclosing bank is made aware of the code enforcement issues. Tom Hagood stated that the sooner we can make the banks aware of the situation, the better chance we have for compliance.

A discussion was had regarding the presence of a deputy at the meetings.

When next month's election of chair and vice-chair was discussed, Paul Sladek brought to the Board's attention that the Rules of Procedure that he received stated that the election for the Chair and Vice-Chair is held at the March meeting. The Board decided to elect officers in March.

**XI Adjourn –** There being no further discussion, this meeting was adjourned at 4:15 P.M.

**Respectfully submitted:**

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**Jane Spencer**  
**Clerk to the Code Enforcement Board**

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**Tom Hagood**  
**Chair**

1-22-09 minutes